

48-316

BK 7748PG069

TRANSFER
TAX
PAID

WARRANTY DEED

042695

MARSHALL DANA and MYER DANA as Trustees of DANA WATERVILLE TRUST of Newton, Commonwealth of Massachusetts, for consideration paid, grants to EDWARD M. WELCH, JR., of RR #3, Box 1290, Winslow, County of Kennebec and State of Maine, with WARRANTY COVENANTS, the real property with buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

First Parcel: A certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the southeast corner of land formerly of the People's National bank, and now or formerly of Depositors Trust Company, in the westerly line of Main Street; thence westerly on the southerly of said land formerly of said Bank (People's) about one hundred (100) feet to the easterly line of Merchant's Court; thence southerly in the easterly line of said Merchants Court about twenty-four (24) feet to the northwest corner of land formerly of C. E. Gray; thence easterly in the northerly line of land of said Gray about one hundred (100) feet to the westerly line of Main Street; thence northerly in the westerly line of Main Street about twenty-four (24) feet to the point begun at.

The property here conveyed is subject, however, to the terms of an agreement dated April 16, 1928, and recorded in Kennebec Registry of Deeds Book 651, Page 498 between N. Hillson, et als. and Benjamin Green et al. concerning party wall and stairway easement and to an agreement dated July 3, 1942, recorded in said Registry Book 793, Page 14, which agreements by this reference become a part hereof.

Being identified as No. 104-106 Main Street.

Second Parcel: A certain lot or parcel of land, with the building thereon, situated in Waterville, County of Kennebec and State of Maine, on the westerly side of Main Street in said Waterville and further bounded and described as follow, to wit:

Beginning at a point eight (8) inches southerly from the southwest corner of the Depositors Trust Company building on the west side of Main Street in said Waterville; thence southerly

D. O'Connell & Co.

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two (2) inches; thence easterly along the north line of land of Day's Inc. of Lewiston, to the west side of the Old Days Building, so-called, as compared with the new addition, so-called, a part of which lies on the property herein conveyed; thence northerly along the west line of said Old Days Building a distance of one and three-quarter ($1\frac{3}{4}$) inches; thence westerly in a straight line to the point begun at.

Third Parcel: A certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at a point in the southerly line of land of Depositors Trust Company on the west side of Main Street in Waterville, County of Kennebec and State of Maine, twenty-six and eight tenths (26.8) feet, more or less, easterly of the southwest corner of said land of Depositors Trust Company in Waterville, and which corner lies a distance of one hundred and seven tenths (100.7) feet, more or less, westerly of said Main Street; thence northerly fifty-two hundredths (.52) feet, more or less; thence easterly and slightly southerly in a straight line thirty (30) feet, more or less; thence westerly along the southerly line of said Depositors Trust Company in Waterville to the point of beginning.

Meaning and intending to describe the same premises conveyed by warranty deed from Day's Inc. to Marshall Dana and Myer Dana, Trustees of the Dana Waterville Trust pursuant to the terms of a Trust Agreement dated April 17, 1984, said deed being dated April 17, 1984, and recorded in Kennebec County Registry of Deeds, Book 2670, Page 206.

WITNESS our hands and seals this 25th day of November, 2003.

DANA WATERVILLE TRUST

[Signature]
WITNESS

By: *[Signature]*
MARSHALL A. DANA, Trustee

WITNESS

By: *[Signature]*
MYER R. DANA, Trustee

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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

November 24, 2003

Then personally appeared the above-named Marshall A. Dana as Trustee of Dana Waterville Trust and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Jean M. Fiola
Notary Public



Printed Name: JEAN M. FIOLA

Commission Expiration Date: JEAN M. FIOLA
NOTARY PUBLIC
My Commission Expires Feb. 27, 2009

STATE OF MAINE

Kennebec, ss

November 25th, 2003

Then personally appeared the above-named Myer R. Dana as Trustee of Dana Waterville Trust and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

James McLaughlin
Notary Public

Printed Name: James McLaughlin

Commission Expiration Date: Attorney At Law

RECEIVED KENNEBEC SS.

2003 DEC -1 AM 9:00

ATTEST: Henry R. McLaughlin
REGISTER OF DEEDS